

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That LUTHER N. BOWENS and HATTIE F. BOWENS hereafter referred to as Grantor, in consideration of the sum of TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, paid to Grantor by W. B. SIMMONS

hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, all that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, and shown as the Easterly part of Lot 14 on Plat of Property of W. D. McBrayer, prepared by Dalton & Neves, 1935, recorded in the Office of the R.M.C. for Greenville County in Plat Book J at Page 37, and having, according to a more recent survey prepared for Luther N. Bowens and Hattie F. Bowens by R. B. Bruce, November 21, 1959, the following metes and bounds:

BEGINNING at an iron pin on the Southwesterly side of Washington Avenue (formerly Washington Road) joint front corner of Lots 13 and 14, which pin is 348.7 feet Northwest of the intersection of Washington Avenue and Prospect Street (formerly Smith Street) and running thence with the joint line of Lots 13 and 14, S. 34-26 W. 275.5 feet to an iron pin; thence N. 51-56 W. 95.4 feet to an iron pin; thence N. 34-26 E. 325 feet to an iron pin on the Southwesterly side of Washington Avenue; thence along the Southwesterly side of Washington Avenue, S. 26-06 E. 110 feet to the beginning corner.

BEING the same property conveyed to Grantors by deed dated December 7, 1959, recorded in the Office of the R.M.C. for Greenville County in Deed Book 640 at Page 231.

This conveyance is subject to a proposed easement and right-of-way to the South Carolina Highway Department covering a strip of land 14 feet deep fronting 110 feet along Washington Avenue for which Grantors shall receive the entire consideration. Grantee shall join in the execution of any documents required by the South Carolina Highway Department for the acquisition of said easement and right-of-way.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs, Executors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of February, 1972

Signed, Sealed and Delivered in the Presence of
Luther N. Bowens (Seal)
Luther N. Bowens (Seal)
Hattie F. Bowens (Seal)
Hattie F. Bowens (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 24th day of February, 1972
Robert G. Ashmore (Seal)
Notary Public for South Carolina

My Commission expires 11/19, 1977

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hattie F. Bowens, wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantor's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 24th day of February, 1972
Hattie F. Bowens (Seal)
Hattie F. Bowens

My Commission expires 11/19, 1977

Recorded this 24th day of February, 1972, at 3:40 P. M., No. 22779